

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Rent - £1,000 per month

Dorchester Court, Oriental Road, Woking, Surrey, GU22 7DN



### KEY FEATURES

- GROUND FLOOR MAISONETTE • FULLY REFURBISHED • LIVING ROOM • FITTED KITCHEN • DOUBLE BEDROOM • REFITTED SHOWER ROOM • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D60 / COUNCIL TAX BAND:- B

## Description

This stunning one bedroom ground floor maisonette is presented in exceptional condition throughout, having just been refurbished. It benefits from having a refitted kitchen and shower room as well as double glazing and an allocated parking space.

The accommodation, which is presented in fresh neutral tones comprises, living room, a refitted kitchen with window, inner hallway with two storage cupboards, double bedroom, refitted shower room with a window, electric heating, one allocated parking space and further visitor parking.

Dorchester Court is a pleasant road located on the sought after "Grange" development, within walking distance of Woking town centre and mainline station.

**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		